



HAROLD LUCAS, ESQ.  
EXECUTIVE DIRECTOR

December 19, 2002

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Subject: Newark Coalition for Low Income Housing vs.  
Housing Authority et al.  
Quarterly Construction Report; December 18, 2002

Dear Mr. David:

Enclosed please find a copy of the Authority's construction report for December 2002 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, please contact me.

Very truly yours,

Frank L. Armour  
General Counsel

FA:gd

Enclosure

C: Harold Lucas  
Jimmy Miller  
Dickinson Debevoise  
John Dubin, Esq.  
Gustav Henningburg ✓  
Susan Barone, Esq.  
JoAnne Frey, Esq.  
Neil Gallagher, Esq.  
Carmen Valenti

## NEW TOWNHOUSE CONSTRUCTION STATUS REPORT

December 16, 2002

This is the Authority's New Construction Status Report for submission to the Court with respect to the Newark Coalition vs. Housing Authority and HUD. New information is underscored for your convenience.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, Kemsco; (194 Units)

Project NJ 2-43, Bellemead; (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-46, Bellemead; (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total: 1249 Units

### Project NJ 2-45; Claremont Construction Corporation

This Project consists of 100 units and a Community Building to be built between Fifteenth Avenue, South Nineteenth Street, Sixteenth Avenue, and South Tenth Street. The Authority designated Claremont Construction Corporation as the developer. Construction commenced in September 2001. Certificates of Occupancy have been received for all of Stage 1 (47 Units). The Authority has taken possession of 38 units of Stage 1 (Sites 8 and 7) and is in the process of occupying them. Final UPCS (formerly HQS) inspections have been completed on the Community Building and the remaining 9 units of Stage 1 (Site 5). The Authority will take possession of these units as soon as minor deficiencies are corrected. We are submitting the documents necessary to take title to the 47 units and community building to HUD. Title closing is expected to occur within the next month. The Developer has informed the Authority that Sites 3, 4 & 6 in Stage 2, consisting of 37 units are ready for inspection. The Authority and its Construction Manager are in the process of inspecting these units. There are 16 units that remain under construction which should be completed in the first quarter of 2003.

#### **Project NJ 2-47; Century 21 Development Co.**

This Project consists of 100 units of housing and a community building between Madison Avenue, Peshine Avenue, Avon Avenue, West Alpine Street, and Irvine Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. The Developer has prepared its preliminary plans and specifications and is making application to the Planning Board for Site Plan Approval. It is expected that the Planning Board will hear the application in February 2002. Application for HUD approval of this developer is being submitted in early January. Construction is anticipated to commence in early 2003 as soon as Planning Board approval is received. It should be completed approximately one year later.

#### **Project NJ 2-48; Century 21 Development Co.**

This project consists of 96 units and a community building in the South Ward Industrial Park Area between Clinton Avenue and Hawthorne Avenue. The Authority designated Century 21 Development Co. as the developer of this project and the Turnkey Contract of Sale has been executed. The First Stage is nearly completed and should be available for occupancy in early 2003. The Second Stage is fully framed and the brick façade has been installed. The foundations for the Last Stage is complete and work is commencing on the framing of the units. Construction of the entire Project is expected to be completed by the middle of 2003.

#### **Project NJ 2-49.**

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. Final site approval was received on March 26, 2002. The advertisement for proposals appeared in the Star Ledger on October 30, 2002. Responses are to be received in January 2002. The Developer is expected to be designated in the First Quarter of 2003. Construction is expected to commence in the Third Quarter of 2003 and be completed approximately by the Third Quarter of 2004.

#### **Project NJ 2-50**

This project consists of 88 units and a community building. Most of the units are to be constructed on land located on Wakeman Avenue, May Street, Lincoln Avenue, Arlington Avenue and Triton Terrace in the North Ward. Some of the units are on, Jelliff Avenue, West Runyon Street, Hunterdon Street, and Clinton Avenue in the South Ward. The Authority is preparing the Developers' package for this Project which replicate the improvements incorporated into other recently developed new construction specifications. We have provided title work and the environmental review of a new site for this project to HUD for its review in conjunction with the application for amended site approval. The Authority will advertise for proposals in the near future.

### **Project NJ 2-53**

This is a project that consists of 56 units and a Community Building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Blvd. Tony Gomes Construction Company was designated the Developer on September 27, 2002. Numerous meetings have been held with the Developer to develop preliminary plans and specifications. Application for approval of the Developer is being submitted to HUD this week. Construction is anticipated to commence in the Second Quarter of 2003 and be completed in the Second Quarter of 2004.

#### **Status of all New Townhouse Units**

Completed Units	1333 in 10 Projects
Units under Construction	116 in 2 Projects
Units in projects where proposals have been received	156 in 2 Projects
Units to be advertised for proposals	176 in 2 Projects